

3659 South Ave. Springfield, MO 65807

www.billbeall.com

## 1,330 SF OFFICE / FLEX SPACE - FOR LEASE



Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

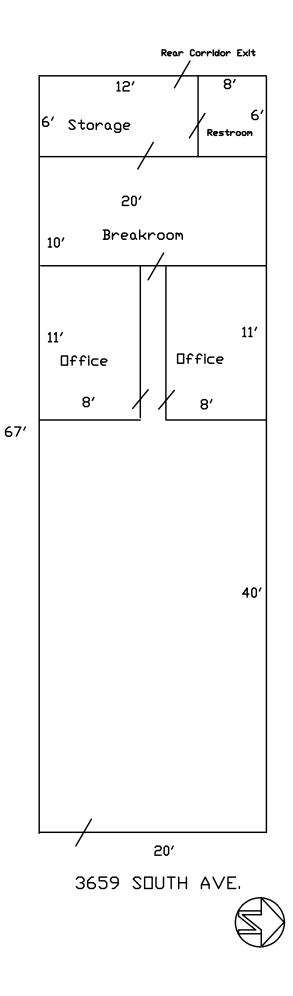
### HIGHLIGHTS

- 1,330 SF Office / Flex Space
- Located in the Kickapoo Corners Shopping Center
- Traffic Count: 38,984 (Campbell S. of Powell)
- Lease Rate: \$7.50 / SF (\$831.25 / Month)
- NNN : \$2.75 / SF (\$304.75 / Month)
- Estimated Monthly Payment: \$1,136.00



#### FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.2921 S. National Ave., Springfield, MO 65804(417) 887-5535 email: beall@billbeall.com



# **Kickapoo Corners Shopping Center**











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## Kickapoo Corners View to the North





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